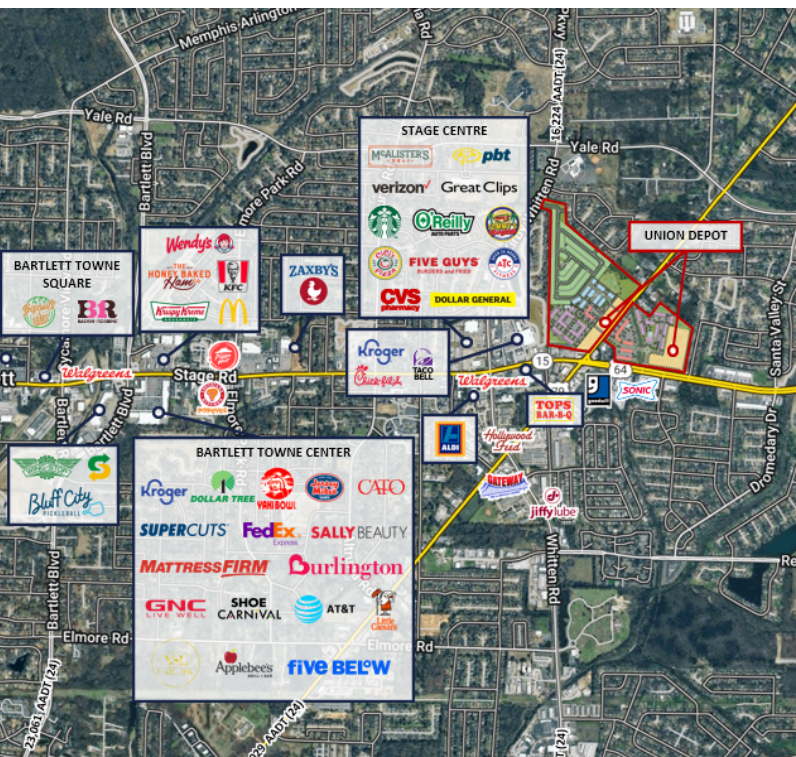


UNION DEPOT

6896 U.S. 70 | BARTLETT, TN 38135



PROPERTY DESCRIPTION

Union Depot is a 74.9-acre master-planned, mixed-use community in Bartlett, Tennessee, offering a walkable urban neighborhood with mixed-commercial spaces featuring retail, dining, and office opportunities.

PROPERTY HIGHLIGHTS

- Thoughtfully designed mixed-use community with residential and commercial components
- Multiple residential formats including single-family homes, townhomes, flats, and loft-style living
- Ground-floor retail, restaurant, and office opportunities
- Walkable, urban neighborhood design with landscaping, walking trails, and recreation areas
- Traffic Counts: Stage Rd (26,856 AADT) and Summer Ave (12,782 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,300	26,281	67,233
Total Population	8,864	67,241	175,675
Average HH Income	\$77,669	\$86,825	\$89,148

DUSTIN JONES

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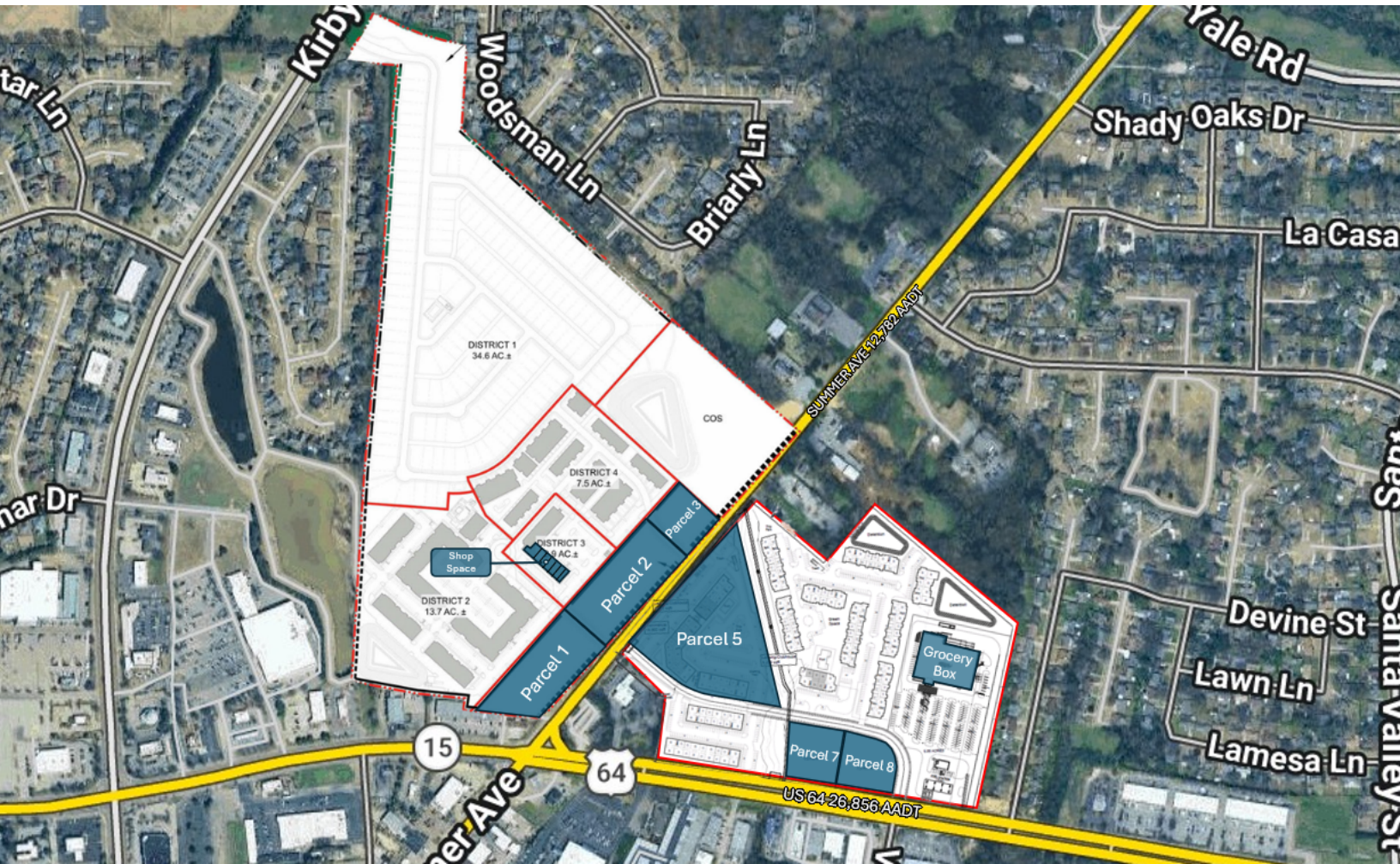
REID LANIGAN

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UNION DEPOT

6896 U.S. 70 | BARTLETT, TN 38135



SUITE	TENANT NAME	SPACE SIZE
Parcel 1	Available	2.63 Acres
Parcel 2	Available	2.55 Acres
Parcel 3	Available	1 Acres
Shop Space	Available- Divisible	8,464 SF
Parcel 5	Available	6 Acres
Grocery Box	Available	48,585 SF
Parcel 7	Available	1.3 Acres
Parcel 8	Available	1.3 Acres

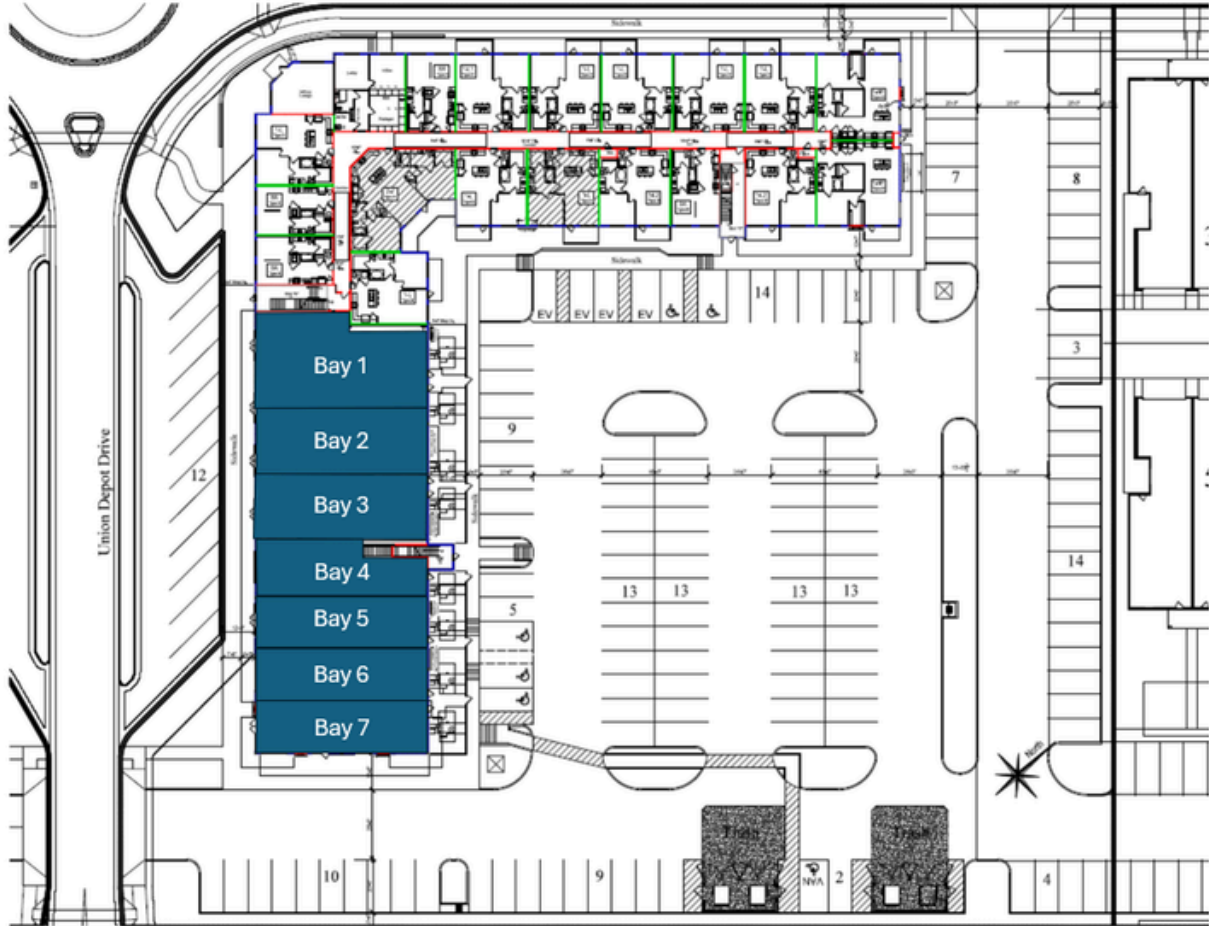
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PHASE I EXISTING AVAILABILITY



PARCEL	TENANT NAME	SPACE SIZE	PARCEL	TENANT NAME	SPACE SIZE
Bay 1	Available	1,338 SF	Bay 5	Available	1,215 SF
Bay 2	Available	1,215 SF	Bay 6	Available	1,215 SF
Bay 3	Available	1,289 SF	Bay 7	Available	1,215 SF
Bay 4	Available	977 SF			

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